

012.A

Map

0002

Block

0008.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 640,500 /

USE VALUE: 640,500 /

ASSESSed: 640,500 /

Total Card /

Total Parcel

640,500

640,500

640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12 -14		PONDVIEW RD, ARLINGTON

Unit #: 1

Owner 1: FRANK IAN WARD

Owner 2: PATTERSON RIGEL ANGELICA

Owner 3:

Street 1: 12 PONDVIEW RD #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: FRANK IAN WARD

Owner 2: PATTERSON RIGEL ANGELICA

Owner 3:

Street 1: 12 PONDVIEW RD #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DE JONGE BRANDT D -

Owner 2: LEWIS CASEY L -

Street 1: 12 - 14 PONDVIEW RD # 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7852												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	637,500	3,000		640,500
Total Card	0.000	637,500	3,000		640,500
Total Parcel	0.000	637,500	3,000		640,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	569.33	/Parcel:	569.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	637,500	3000	.		640,500		Year end	12/23/2021
2021	102	FV	619,700	3000	.		622,700		Year End Roll	12/10/2020
2020	102	FV	610,800	3000	.		613,800	613,800	Year End Roll	12/18/2019
2019	102	FV	580,800	3000	.		583,800	583,800	Year End Roll	1/3/2019
2018	102	FV	515,200	3000	.		518,200	518,200	Year End Roll	12/20/2017
2017	102	FV	470,900	3000	.		473,900	473,900	Year End Roll	1/3/2017
2016	102	FV	470,900	3000	.		473,900	473,900	Year End	1/4/2016
2015	102	FV	429,100	3000	.		432,100	432,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE JONGE BRANDT	71505-459	1	8/21/2018		665,000	No	No		
SCILIANO MARGAR	51580-248		8/15/2008		422,720	No	No		
DEDHAM DEVELOPM	47146-47		3/22/2006		440,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE JONGE BRANDT	71505-459	1	8/21/2018		665,000	No	No		
SCILIANO MARGAR	51580-248		8/15/2008		422,720	No	No		
DEDHAM DEVELOPM	47146-47		3/22/2006		440,000	No	No		

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	204	Insulate	9,100	C				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	204	Insulate	9,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2021	USPS	MM	Mary M
7/26/2018	Measured	DGM	D Mann
3/22/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

